



## MEMORANDUM

**TO:** District of Columbia Zoning Commission

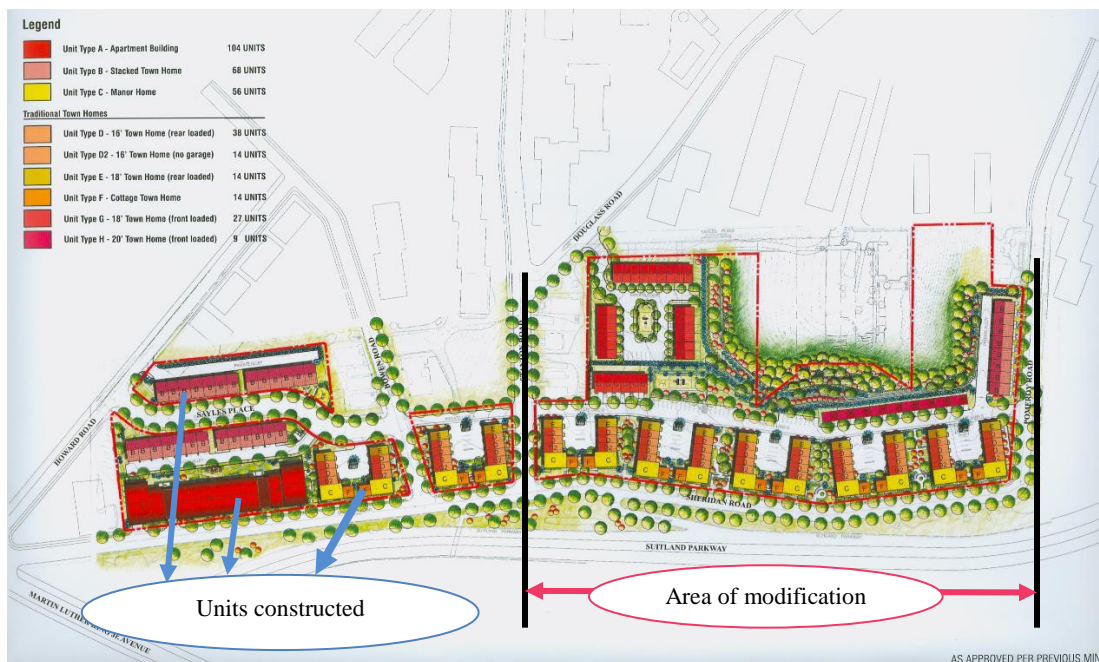
**FROM:** *JS* Jennifer Steingasser, Deputy Director Development Review & Historic Preservation

**DATE:** March 8, 2012

**SUBJECT:** ZC 07-35C – Minor Modification to PUD approved by ZC Order 07-35, 07-35A, 07-35B  
Sheridan Terrace Redevelopment  
Sheridan Road, SE between Howard Road, SE and Pomeroy Road, SE

### BACKGROUND:

Sheridan Terrace Redevelopment LLC and the District of Columbia Housing Authority (DHCD) (applicant) have requested a modification to ZC Order 07-35, Sheridan Terrace Consolidated PUD as modified by ZC Order 07-35A and ZC Order 07-35B. The development was approved to have a mixture of unit types including 104 apartment units, 184 townhouses (stacked and standard townhouses), and 56 Manor units. Further, there would be a mixture of homeownership units (47%) and rentals (53%) as well as a mixture of affordability, 32% at below 60% of AMI, 35% at between 60% and 80% of AMI and the remaining 33% at market rate.



Approved Illustrative Site Plan

Since the approval of the PUD and subsequent modifications, the applicant has constructed the apartment building, the townhouse and manor home units on the northern corner of Sheridan Road and Bowie Road and seven stacked townhouses located at the intersection of Sales Place and Howard Road as shown on the approved Illustrative Site Plan below.



The applicant states that the proposed modifications are based on a decline in the residential, for-sale market and a reduction in the number of units due to the engineering for the construction of retaining walls.

### **PROPOSED MODIFICATIONS:**

The areas of change are summarized on Sheet D12 of the applicant's submission.

#### **Units and Parking Spaces:**

The modification request includes:

- Reduction in the number of units due to the elimination of 15 townhouse units on the north side of the alley between Stanton Road and Pomeroy Road.
- This results in a corresponding decrease in overall FAR and lot occupancy, and an increase in the amount of green space on the property.
- Overall increase in the number of affordable units - the number of units for households below 60% of AMI would increase from 31.98% to 75.54% and those at between 60% and 80% of AMI would decrease from 35% to 24.46%.
- Decrease in the number of parking spaces across the site from 255 spaces to 238 spaces, a loss of 17 spaces.
- Conversion of all the units between Stanton Road and Pomeroy Road to rental.
- Lowering of the 3- and 4-story townhouses to 2-story units; removal of the parking garages and their replacement with surface parking spaces.
- Conversion of the motor courts to open landscaped areas and parking spaces along the east-west alley.

The applicant submits that the erection of the retaining walls with 50-foot deep caissons encroaches on the townhouse sites making the construction of these units infeasible. In addition, at the time of approval of the PUD, the proposed mix of unit types and affordability was based on a performance which envisioned that the sale of the 85 market rate, homeownership units would help to subsidize 65 of the affordable, for-sale units. However, the for-sale market has declined resulting in very slow sales and at prices below the amount envisioned while the rental market is performing. The changes are intended to allow the continued development of units that are supportable by the current market.

#### **Trash Storage:**

On the approved plans (Sheet A37), the motor courts had trash storage in an enclosed area behind a small landscaped area with a tree as a buffer and with the entrance away from the alley. In the modified plans (Sheet A37-R), these storage areas have been relocated to the east side of the alley and front directly on the alley without any buffering. OP is concerned that the trash collection areas, which serve both the manor homes and the townhouse units are now located a greater distance from the units and may pose problems to the residents. OP raised this concern with the applicant, who noted that they have heard our concerns.

**OP RECOMMENDATION:**

The Office of Planning (OP) is supportive of the requested modifications which would allow the development to proceed in a timely manner, retain its HOPE VI funding and fulfill its aim of providing housing and services for a large underserved population in this portion of the City. The tenants of the approved PUD would not change with the requested modifications. However, the applicant requests that the Zoning Commission review the submission as a minor modification. OP believes that the proposed changes appear to be beyond the scope of a minor modification as described in Section 3030.2 which states that minor modifications “*shall mean modifications of little or no importance or consequence.*” The proposed changes in the number of units, unit types, affordability and changes to the site plan are consequential and significant changes over the approved plan. If the Zoning Commission decides that this should not be considered as a major modification, OP would support the application being set down for a public hearing at this time.

JLS/mbr<sub>AICP</sub>.